

Tips for Property Owners



Methamphetamine is a dangerous drug that poses serious health and environmental dangers. The drug can be manufactured in homes, apartments, garages and out-buildings using toxic household and agricultural chemicals that can explode or ignite without warning. Innocent bystanders visiting or living near the site of a meth lab are extremely vulnerable and at risk for injury.

POTENTIAL COSTS OF LABS ON YOUR PROPERTY

- Lost rental income while the property is cleaned to remove all traces of meth contamination
- Properly cleaning a property can cost up to \$10,000. In Indiana, the property owner is responsible.
- Compromised health of tenants, staff and yourself
- Possible premise liability lawsuit
- Decline in property values

BE A VIGILANT PROPERTY OWNER!

- Perform background checks on all individuals applying to live in the property
- Perform regular inspections of the rental property
- Train your staff about drug paraphernalia and the dangers and warning signs of meth use/manufacture
- In multiple-housing properties, host tenant Neighborhood Watch meetings or safety socials and distribute methamphetamine education materials
- Screen tenants

SAFETY WHILE VISITING THE PROPERTY

- Keep your hands as free as possible
- Leave the home immediately if you smell chemicals
- Do not touch any suspicious items
- Be aware of your surroundings and leave if your instincts tell you to
- Call law enforcement and report any suspicious activities or items

**For more information about meth lab clean up visit:
<http://www.in.gov/cji/methfreeindiana>
or contact the**

**Indiana Department of Environmental Management
(317) 232-4535**

**For more information on meth and related concerns,
contact the Indiana Meth Watch Program.
(877) 855-METH**

Property Inspections

1) CHEMICAL ODORS OF METH MANUFACTURE

- Ether-like: Aromatic, sweet odor often accompanied by a sweet taste. Sometimes described as a “hospital odor.”
Nasal irritant.
- Solvent-like: Sweet odor from common solvents used in paint thinners, paint removers, adhesives, and cleaning fluids. Type of odor often found in an auto body shop.
Eye and nasal irritant.
- Ammonia-like: An intense, sharp, irritating odor similar to but much stronger than that from wet diapers, glass cleaners, cattle feedlots or fertilizers. **Eye and nasal irritant.**

2) LARGE AMOUNTS OF INGREDIENTS

- Canning jars with multi-colored or layered liquids
- Aquarium tubing used in bottles or jugs
- Cold and allergy tablets
- Lithium battery casings
- Anhydrous ammonia
- Table or rock salt
- Gas-line additive
- Drain cleaner
- Camping fuel
- Matchbooks
- Starter fluid



3) TENANT BEHAVIOR

- Respiratory irritation and/or chemical burns
- Hyperactivity and compulsiveness
- Aggressive and violent behavior
- Paranoia and hallucinations
- Restlessness/agitation
- Dilated pupils
- Talkativeness

4) UNUSUAL SECURITY/VENTILATION MEASURES

- Baby room monitors being used outdoors
- Video surveillance systems to observe exterior of home
- Elaborate fencing and heavy duty locks when it is not evident what is being secured
- Fans positioned to ventilate the home
- Windows blacked out or covered
- Protective, aggressive dogs
- Night vision equipment

Be sure to include outbuilding on your inspection, including garages, storage sheds and barns.

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